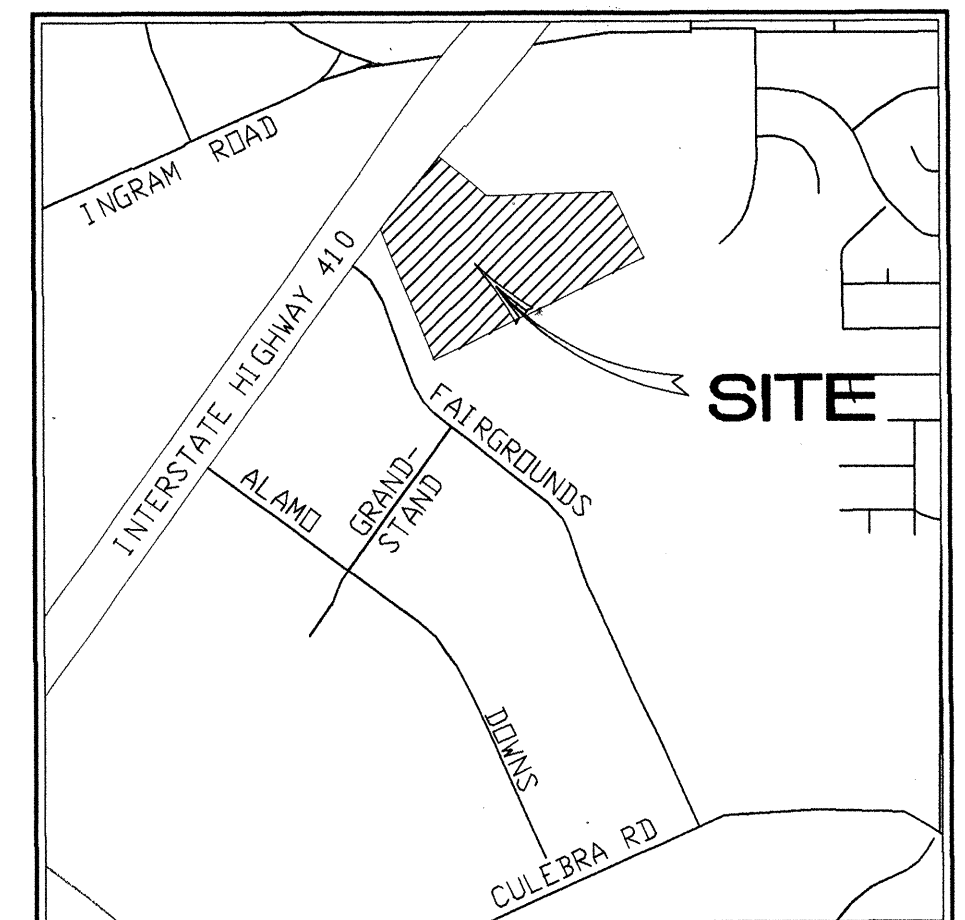
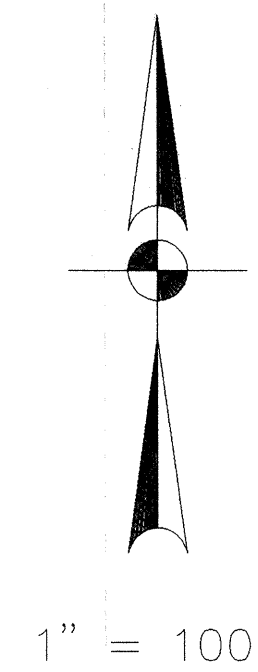


NOTES.

1. THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEDERAL INSURANCE RATE MAP NUMBER 48029C0428, DATED FEBRUARY 16, 1996.
2. THE CITY OF SAN ANTONIO WILL REQUIRE A 1' VEHICULAR NON-ACCESS EASEMENT DIRECTLY ADJACENT TO THE CUL-DE-SAC ON WACOS ROAD DURING PLATTING.



LOCATION MAP
(NTS)

DEVELOPER INFORMATION:

NAME: Koontz/Mc Combs L.L.C.
ADDRESS: 200 CONCORD PLAZA, SUITE # 525
SAN ANTONIO, TX 78216
TELEPHONE: (210) - 826-2600

OWNER INFORMATION:

NAME: LYMARCO
ADDRESS: 9000 TESORO DRIVE, SUITE # 122
SAN ANTONIO, TX 78217
TELEPHONE: (210) - 821 - 6523

DEVELOPMENT SUMMARY:

LAND AREA: ±47.41 ACRES
NO. OF PHASES 4

COMMERCIAL 27.03 ACRES
GARDEN OFFICE 16.10 ACRES
RETAIL 1.73 ACRES
LOCAL TYPE "B" 3.28 ACRES **

** ACREAGE INCLUDES 0.73 ACRE OF RIGHT-OF-WAY ACROSS P-61A CONNECTING TO FAIRGROUNDS PARKWAY.

OWNERS SCHEDULE

	Property Owner	Block	N.C.B.	Parcel/Lot
1.	AD Properties, Ltd. 900 Isom Road, #300 San Antonio, TX 78216-4155	--	16115	P-60
2.	Northside Independent School District 8961 Tesoro Drive San Antonio, TX 78217	1	13895	1
3.	Lewis, George H. 2915 Wacos San Antonio, TX 78238-4318	--	14938	P-38, ABS 29
4.	Larrumbide, Gilbert L. & Joan 2907 Wacos San Antonio, TX 78238-4318	26	14929	15
5.	Garay, Felipe & Gloria 2902 Wacos San Antonio, TX 78238-4317	27	14930	1

CIELO VISTA BUSINESS PARK
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
INGRAM RIDGE SUBDIVISION

RECEIVED
JUL 13 1998
SAN ANTONIO, TEXAS

JOB NO. 4143-03
DATE JULY 1998
DESIGNER DT
CHECKED RW DRAWN JA
SHEET 1 OF 1

615

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: August 29, 1997 Name of POADP: Cielo Vista Business Park Unit-1
 Owners: H.K. Partners Consulting Firm: Pape-Dawson Engineers, Inc.
 Address: 200 Concord Plaza Dr., # 525 Address: 555 East Ramsey
San Antonio, TX 78216-6949 San Antonio, TX 78216
 Phone: (210) 829-9292 Phone: (210) 375-9000
 Existing zoning: B3 Proposed zoning: B3
 Texas State Plane Coordinates: X: 2,121,000 Y: 593,000

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No
 Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: 2 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>0</u>	<u>0</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>3</u>	<u>43.40</u>

RECEIVED
97 AUG 29 AM 11:28
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Is there a previous POADP for this Site? Name N/A No.
 Is there a corresponding PUD for this site? Name N/A No.
 Plats associated with this POADP or site? Name Cielo Vista Business Park No.
 Name No.
 Name No.

Contact Person and authorized representative:

Print Name: Rick Wood, P.E. Signature: Rick Wood

Date: 8-28-97 Phone: (210) 375-9000 Fax: (210) 375-9010

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Rick Wood Signature: Rick Wood

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

December 18, 1998

Rick Wood, P.E.
Pape Dawson Engineering Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Cilo Vista

POADP # 615

Dear Mr. Wood:

The City Staff Development Review Committee has reviewed Cilo Vista Subdivision Preliminary Overall Area Development Plan # 615. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

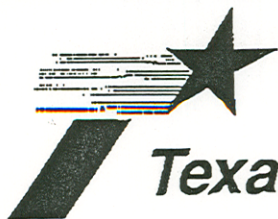
If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Mongivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

September 3, 1997

P.O.A.D.P. REVIEW

Cielo Vista Business Park

Located on IH 410 at Fairgrounds Parkway

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' ROW flares will be required at the intersection of the proposed street and IH 410.

Access Limits/Restrictions

This property is eligible for a maximum combined total of four(4) access points based on the overall combined frontage of Phase 1 & 2. Locations of access points will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Cielo Vista Business Park Unit-1

Location: East of IH-410 between Ingram Rd. and Fairgrounds Parkway

Applicant: H.K. Partners

Address: 200 Concord Plaza Drive, Suite 525

San Antonio, TX 78216-6949

Phone Number: 829-9292 ☒ Owner or ☐ Agent

Permit Type (check one):

☐ Zoning

☒ POADP

☐ Plat

☐ Bldg Permit

☐ Other: _____

BOX A (ORIGINAL TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
ITE Code: other: _____					

BOX B (ORIGINAL TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Medical Clinic, Garden Offices, & Showroom Warehouse			18/334	5-6 p.m. Weekday	4.43 (630) 0.53 (710)	257	ITE Code: 630 other: 710

*specify: 18 full-time doctors at clinic and 334 employees at offices

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

☒ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
☐ A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.
☐ The traffic impact analysis has been waived for the following reason(s): _____

Reviewed by: AGS

RECEIVED

Date: 8/29/97

NOTE: GFA = Gross Floor Area (bldg size)

ITE = Institute of Transportation Engineers, *Trip Generation*, 5th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2719; (202) 554-8050



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works

Date

Sept 17

FROM: Elizabeth Carol, Planner II; Planning Department

ITEM NAME: Cielo Vista Business Park FILE # NONE

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

drainage easements will be required
and will be address during the platting process

Burt Rubio

Signature

9-22-87

Title

Sen. Eng. Tech

Date

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

COPIES TO: File

SUBJECT: Ingram Ridge Subdivision, Unit 1 Level 3 T.I.A.

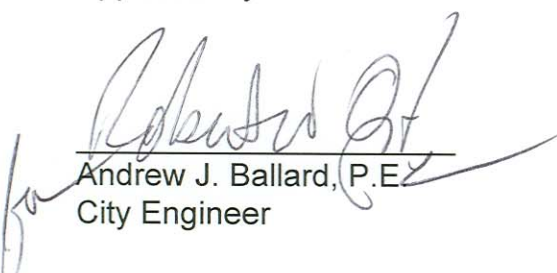
Date: December 23, 1998

The Streets and Traffic Engineering Division has reviewed the Level-3 Traffic Impact Analysis for the Ingram Ridge Subdivision. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of a movie theater, fast food restaurant, and a quality restaurant. It is estimated to generate 1,940 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through four main access points, two on IH 410 at Fairgrounds Parkway and the proposed Cinema Ridge, and two on Culebra at Fairgrounds Parkway and Alamo Downs.

Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

Approved by:


Andrew J. Ballard, P.E.
City Engineer

TRANSMITTAL



To: Elizabeth Carol → Planning
Date: 9-4-97
Re: Cielo Vista Business Park POADP

QUANTITY	DESCRIPTION
1	2nd Page checklist sheet

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☒ As Requested ☐ For Review and Comment

RECEIVED
97 SEP -4 PM 1:22
PLANNING
AND DEVELOPMENT
SERVICES DIVISION

COMMENTS

From: Shauna Weaver Project No.: 414300

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



RECEIVED
PLANNING
98 AUG 18 PM 3: 32
114. W. Commerce
4th Floor
LAND DEVELOPMENT
SERVICES DIVISION

To: ELIZABETH

Date: 8-18-98

Re: CIEHO VISTA P.O.A.D.P.

QUANTITY	DESCRIPTION
4 EA.	REVISED P.O.A.D.P.

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS ELIZABETH - I ADDED THE WORD
"VEHICULAR" TO THE 1' NON-ACCESS
ESMT. THE AREA ACREAGE OF LOT 2 ALSO
CHANGED 16.35 AC - 17.02 AC

From: DRAKE THOMPSON Project No.: 4143.03
cc: (P.O.A.D.P.)

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

TRANSMITTAL



PLANNING DEPT.

To: ELIZABETH

Date: 1-7-99

Re: THE CIELO VISTA BUSINESS PARK ROAD

QUANTITY	DESCRIPTION
1EA	8 1/2" x 11" REDUCTION

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS _____

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99 JAN -7 PM 4:14
PLANNING
DEVELOPMENT
SERVICES DIVISION

From: DRAKE THOMPSON Project No.: 4123.03
cc: _____ (POADP)

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



To: Elizabeth Carol (Planning Department)

Date: 7/21/98

Re: Ingram Ridge Subdivision

QUANTITY	DESCRIPTION
3 ea.	Blueline of Revised Cielo Vista Business Park POADP

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☒ For Review and Comment

COMMENTS _____

Please call if you have additional comments or need more copies. Thanks, Drake

From: Drake Thompson

Project No.: 4143.03 (plat)

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

FAX**To:** Elizabeths Carol**Fax:** 207-4441**Date:** 9-3-97**Re:** Cielo Vista Business Park**Total Pages** (Including Cover): 2**Comments:**

-Attached is copy of the POADP application submitted Friday. Also included with this submittal was a signed TIA worksheet and blue-line prints of the POADP. I am working on more blue-line prints, but it probably will be on the run tomorrow.

Thanks

Confidentiality Note: The information contained in this facsimile message is privileged and confidential and is intended only for the use of the addressee. If you have received this message in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

☐ For Approval ☒ For Your Use ☒ As Requested ☐ For Review and Comment

From: Shauna Weaver **Project No.:** 414300**CC:** _____**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



To: Elizabeth Carol \Rightarrow Planning Dept.
Date: 8-29-97
Re: Cielo Vista POADP

QUANTITY	DESCRIPTION
6	copies POADP outline
1	POADP application
1	TIA worksheet

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97 AUG 29 AM 11:29
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☒ For Review and Comment

COMMENTS

- Verification of Permit form to follow
this afternoon.

From:

Shauna Weaver

Project No.:

414300

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

Cielo Vista
Update
@ 410 + Fairground

- tree
- slope note
- vehicular non access
~~at segment~~ ~~at~~ ~~Wacos~~
(on map)
- ~~to cut~~ • add vehicular
- TIA

called 8.17.98
Drake El
He will submit new maps.
El

Cielo Vista
@ 410 + Fairground
Inside City
W/2 phase
3 comm lots on 43 acres

called
Stephanie Arbor
8.21.98
W

TIA

one ft non access easement
@ Wacos cul-de-sac
@ the time of platting